

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Molesworth Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,600,000 & \$2,700,000

Median sale price

Median price \$2,760,000 Property Type House Suburb Kew

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Mcconchie Av KEW EAST 3102	\$2,085,000	26/12/2024
2	4 Coombs Av KEW 3101	\$2,661,000	13/08/2024
3	19 Studley Av KEW 3101	\$2,625,000	12/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/01/2025 14:26



4
 2
 3

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,700,000
Median House Price
 December quarter 2024: \$2,760,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties



8 Mcconchie Av KEW EAST 3102 (REI)

Agent Comments

3
 1
 2

Price: \$2,085,000
Method: Private Sale
Date: 26/12/2024
Property Type: House
Land Size: 689 sqm approx



4 Coombs Av KEW 3101 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,661,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 935 sqm approx



19 Studley Av KEW 3101 (REI/VG)

Agent Comments

5
 3
 2

Price: \$2,625,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Account - Barry Plant | P: (03) 9431 1243